



EXHIBIT " Q "

(50-FOOT WASTEWATER EASEMENT)
SOUTH I-35 WATER/WASTEWATER PROGRAM
CIP # 6937.026 & CIP # 6937.027

DESCRIPTION FOR PARCEL 4558.111 WWE-3

LEGAL DESCRIPTION OF A 1.067-ACRE TRACT OF LAND, EQUIVALENT TO 46,473 SQUARE FEET OF LAND, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, BEING OUT OF AND A PART OF A CALLED 117.188-ACRE TRACT DESIGNATED AS TRACT 1, AS CONVEYED *FROM* JOYCE ANN PORTER AND UNION87.88, L.P. *TO* UNION ASSOCIATES, LTD. BY THAT CERTAIN CORRECTION JOINT PARTNERSHIP CONTRIBUTION GENERAL WARRANTY DEED, EFFECTIVE JULY 20, 2006 AND RECORDED IN DOCUMENT NO. 2006236625 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 1.067-ACRES OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE on a 1/2-inch iron rod found monumenting the southeast corner of a called 87.884-acre tract conveyed to Onion Associates, Ltd. in the above referenced Document No. 2006236625, Official Public Records Travis County, Texas, also monumenting an angle point in the west line of the above referenced Onion Associates, Ltd. 117.188-acre tract, same being a northeast corner of a called 254.9-acre tract conveyed to Spillman Properties Ltd. in Document No. 2009124581, Official Public Records of Travis County, Texas; **Thence**, with the common line of said Onion Associates, Ltd. 87.884-acre tract and said Onion Associates, Ltd. 117.188-acre tract, N28°10'16"E, a distance of 281.22 feet and N26°54'57"E, a distance of 423.86 to a calculated point, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,020,485.06, E=3,100,345.71, for the southwest corner and **POINT OF BEGINNING** of this easement;

THENCE, with the common line of said Onion Associates, Ltd. 87.884-acre tract and said Onion Associates, Ltd. 117.188-acre tract, N26°54'57"E, a distance of **50.38 feet** to a calculated point, for the northwest corner of this easement;

THENCE, through the interior of said Onion Associates, Ltd. 117.188-acre tract, the following two (2) courses and distances:

- 1) **S56°01'07"E**, a distance of **627.60 feet** to 60d nail set, for an angle point of this easement; and
- 2) **S62°19'47"E**, a distance of **302.31 feet** to a 60d nail set on the east line of said Onion Associates, Ltd. 117.118-acre tract, same being a west line of said 254.9-acre tract conveyed to Spillman Properties, Ltd., recorded in Document No. 2009124581

CAPITAL VIEW CENTER 1301 SOUTH CAPITAL OF TEXAS HIGHWAY
BUILDING B, SUITE 315, AUSTIN, TEXAS 78746 (512) 328-7411 (512) 328-7413
T.U.C.P./W.B.E./H.U.B./D.B.E.



Official Public Records of Travis County, Texas, for the northeast corner of this easement;

THENCE, with the common line of said Onion Associates, Ltd. 117.188-acre tract and said Spillman Properties, Ltd. 254.9-acre tract, **S27°49'50"W**, a distance of **50.00 feet** to a 60d nail set for the southeast corner of this easement, from which a 1-inch iron rod found on an inside corner in the easterly line of said Onion Associates, Ltd. 117.188-acre tract, same being an outside corner of said Spillman Properties, Ltd. 254.9-acre tract, bears S27°49'50"W a distance of 362.13 feet and S27°33'36"W a distance of 498.03 feet;

THENCE, through the interior of said Onion Associates, Ltd. 117.188-acre tract, the following two (2) courses and distances:

- 1) **N62°19'47"W**, a distance of **304.93 feet** to a 60d nail set, for an angle point of this easement;
- 2) **N56°01'07"W**, a distance of **624.15 feet** to the **POINT OF BEGINNING**, containing 1.067-acres (46,473 square feet) of land.

BEARING BASIS NOTE

The bearings described herein are Texas State Plane grid bearings, Central Zone-4203, NAD83(CORS). Project control points were established from Macias & Associates, L.P., Land Surveyors, reference point "F-11-3001" having coordinate values of N=10,022,637.008, E=3,098,305.276 and reference point "Station 1468+50.20, 280.00' RT" having coordinate values of N=10,014,095.051, E=3,095,165.555. Distances shown hereon are grid.



CERTIFICATION:

I do hereby certify that this easement description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

**As Prepared by
Landmark Surveying, LP**

Juan M. Canales, Jr.

Juan M. Canales, Jr.

Registered Professional Land Surveyor No. 4453
Senior Project Manager
Firm Registration No. 100727-00

7-21-10

Date

REFERENCES

MAPSCO 2009, 703-R & 704-S, GRID NO. F-11 & G-10
TCAD PARCEL ID NO. 04-4818-0502
4558.111-50' WWE-3.docx

Reviewed and Approved by:
MACIAS & ASSOCIATES, L.P.

Jackie Lee Crow

Date: *7/21/2010*
JACKIE LEE CROW
R.P.L.S. #5209



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

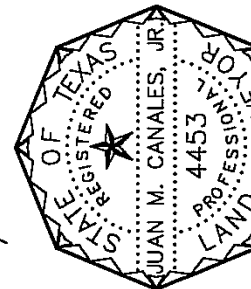
- 60D NAIL SET
- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- BRASS DISK FOUND
- 1/2" IRON PIPE FOUND UNLESS NOTED OTHERWISE
- MAG NAIL FOUND
- CALCULATED POINT
- CENTERLINE
- RECORD INFORMATION
- NEIGHBORING RECORD
- TXDOT PLANS #3090-0
- IH 35-LOOP 275 TO FM 1327
- DATED: JUNE 9, 1989
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- DEED RECORDS OF TRAVIS COUNTY, TEXAS
- TRAVIS CENTRAL APPRAISAL DISTRICT
- RIGHT-OF-WAY

POINT OF BEGINNING
N=10,020,485.06
E=3,100,345.71
GRID

5' WIDE ELECTRIC & TELEPHONE EASEMENT TO CITY OF AUSTIN VOL. 5187, PAGES 386; & 391 D.R.T.C.T.

UNION ASSOCIATES, LTD.
DOC. NO. 2006236625 O.P.R.T.C.T.
(GRANTOR 2 TRACT, 87.884-ACRES)
TCAD#0448180501

SPECIAL WARRANTY DEED
SPILLMAN PROPERTIES LTD.
DOC. NO. 2009124581 O.P.R.T.C.T.
(254.9-ACRES)



Client: Othon, Inc.
Date: July 16, 2010
Office: Stephen Lawrence
Crew: S.Dunn
F.B.:
Path: c:\dwg 11\othon inc\union creek interceptor tie-in\grid\easements\oca-grid-base.dwg
Job No.: 480-16-11

LINE	BEARING	DISTANCE
L1	N26°54'57"E	50.38'
L2	S62°19'47"E	302.31'
L3	S27°49'50"W	50.00'
L4	N62°19'47"W	304.93'

UNION CREEK GOLF GROUP, LP
DOC. NO. 2006079292
O.P.R.T.C.T.
[140.788-ACRES]
1"= 200'

UNION ASSOCIATES, LTD.
DOC. NO. 2006236625 O.P.R.T.C.T.
(TRACT 1, 117.188-ACRES)
TCAD#0448180502

UNION ASSOCIATES, LTD.
DOC. NO. 2006236625 O.P.R.T.C.T.
(TRACT 1, 117.188-ACRES)
TCAD#0448180502

SANTIAGO DEL VALLE GRANT
ABSTRACT NO. 24

SPECIAL WARRANTY DEED
SPILLMAN PROPERTIES LTD.
DOC. NO. 2009124581 O.P.R.T.C.T.
(254.9-ACRES)



1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

The easement described hereon is contained within Zone AE, as scaled from F.I.R.M. Map Number 48453C0595H, dated September 26, 2008, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

Restrictive Covenant and Easement Note:

1. Restrictive covenants and easements as declared in Volume 4388, Page 1913 of the Deed Records of Travis County, Texas, and also Document No. 2005209468 of the Official Public Records of Travis County, Texas DO APPLY to the subject easement.

10e. An Electric line easement granted to the City of Austin by instrument recorded in Volume 681, Page 76 of the Deed Records of Travis County, Texas MAY AFFECT the subject easement; however cannot be determined with existing evidence.

10f. An Electric line easement granted to the City of Austin by instrument recorded in Volume 681, Page 77 of the Deed Records of Travis County, Texas MAY AFFECT the subject easement; however cannot be determined with existing evidence.

10g. An underground Electric and Telephone line easement granted to Southwestern Bell Telephone Company by instrument recorded in Volume 692, Page 222 of the Deed Records of Travis County, Texas MAY AFFECT the subject easement; however cannot be determined with existing evidence.

10h. A non-exclusive ingress and egress easement 20 feet wide along the west property line of the 117.188 acre tract, as set out in deeds recorded in Volume 8777, Pages 354, 359, 364, 376, 381, and 391, of the Deed Records of Travis County, Texas DOES APPLY to the subject easement.

10i. Easements, terms, conditions, and provisions of that certain Replacement Easements Agreement dated August 10, 2004, recorded under Document Number 2004155862, in the Official Public Records of Travis County, Texas DO NOT APPLY to the subject easement.

10j. An Electric and Telephone line easement granted to the City of Austin by instrument recorded in Volume 9309, Page 69, of the Real Property Records of Travis County, Texas DOES NOT APPLY to subject easement.

All easements of which I have knowledge and those recorded easements furnished by Stewart Title Guaranty Company, according to File No. 806522, are shown or noted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

I hereby certify that a survey was made on the ground of the easement shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown; that said easement does not have access to and from a public roadway; and that this plat is an accurate representation of the easement to the best of my knowledge.

BEARING BASIS:

THE BEARINGS DESCRIBED HEREIN ARE TEXAS STATE PLANE GRID BEARINGS, CENTRAL ZONE-4203, NAD83(CORS). PROJECT CONTROL POINTS WERE ESTABLISHED FROM MACIAS & ASSOCIATES, L.P., LAND SURVEYORS, REFERENCE POINT "F-11-3001" HAVING COORDINATE VALUES OF N=10,022,637.008, E=3,098,305.276 AND REFERENCE POINT "STATION 1468+50.20, 280.00' RT" HAVING COORDINATE VALUES OF N=10,014,095.051, E=3,095,165.555. DISTANCES SHOWN HEREON ARE GRID.

AS SURVEYED BY
LANDMARK SURVEYING, LP
FIRM REGISTRATION NO. 100727-00

Juan M. Canales, Jr. 7-21-10
JUAN M. CANALES, JR.

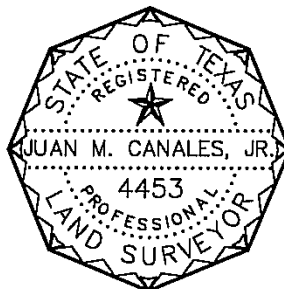
Registered Professional Land Surveyor No. 4453

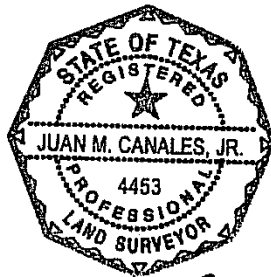
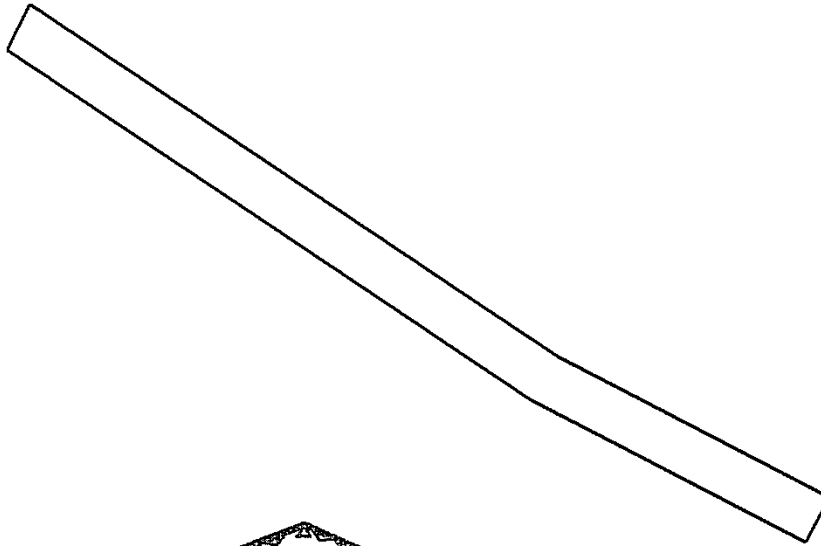
DATE: July 16, 2010

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE
ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR

Client: Othon, Inc.
Date: July 16, 2010
Office: Stephen Lawrence
Crew: S.Dunn
F.B.:

Path: c:\dwg 11\othon inc\onion creek interceptor tie-in\grid\easements\oca-grid-base.dwg
Job No.: 480-16-11





Juan M. Canales, Jr.
7-21-10

4558.111-50' WWE-3

7/19/2010

Scale: 1 inch= 172 feet

File: 4558.111-50' WWE-3.ndp

Tract 1: 1.0669 Acres (46473 Sq. Feet), Closure: n32.0402w 0.01 ft. (1/288668), Perimeter=1959 ft.

01 n26.5457e 50.38
02 s56.0107e 627.6
03 s62.1947e 302.31
04 s27.4950w 50
05 n62.1947w 304.93
06 n56.0107w 624.15